060.A	0007	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	748,000	/	748,000
USE VALUE:	748,000	/	748,000
ASSESSED:	748,000	/	748,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8	-10	PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #: 10

Owner 1:	KOTAPISH DAWN
Owner 2:	
Owner 3:	
Street 1:	10 PARK AVE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474 Type:
Own Occ:	Y

PREVIOUS OWNER

Owner 1:	DALTON DYLAN & -
Owner 2:	KOTAPISH DAWN -
Street 1:	10 PARK AVE EXT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Wood Shingle Exterior and 2530 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	744,800	3,200		748,000
Total Card	0.000	744,800	3,200		748,000
Total Parcel	0.000	744,800	3,200		748,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 295.65 /Parcel: 295.65

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 060.A-0007-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	744,800	3200	.		748,000		Year end	12/23/2021
2021	102	FV	722,800	3200	.		726,000		Year End Roll	12/10/2020
2020	102	FV	711,800	3200	.		715,000	715,000	Year End Roll	12/18/2019
2019	102	FV	579,300	3200	.		582,500	582,500	Year End Roll	1/3/2019
2018	102	FV	511,900	3200	.		515,100	515,100	Year End Roll	12/20/2017
2017	102	FV	466,400	3200	.		469,600	469,600	Year End Roll	1/3/2017
2016	102	FV	440,500	3200	.		443,700	443,700	Year End	1/4/2016

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 16101

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DALTON DYLAN &,	75595-427	1	9/11/2020	Convenience	99	No	No		
ELEFSON ROBERT	64288-231		9/26/2014		455,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/4/2017	3	Siding	5,900	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/10/2018	Measured	DGM	D Mann
1/14/2015	NEW CONDO	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7330																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: . | Total: | Spl Credit | Total:

USER DEFINED

User Acct	316901
GIS Ref	
GIS Ref	
Insp Date	10/10/18
!16101!	
Prior Id # 1:	40208
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/30/21	21:55:23

LAST REV

Date	Time
10/08/20	15:41:49
mmcmakin	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	S5 - Size 5		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	60.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.06501973
Const Adj.:	0.94040596
Adj $ / SQ:	305.473
Other Features:	84700
Grade Factor:	1.10
NBHD Inf:	0.97000003
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	915002
Depreciation:	170190
Depreciated Total:	744812

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	325.94
Special Features:	0	Val/Su Net:	294.39
Final Total:	744800	Val/Su SzAd	294.39

SKETCH

UnSketched SubAreas:
GLA: 2530,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,530	305.470	772,847

Net Sketched Area:	2,530	Total:	772,847

Size Ad	2530	Gross Area	2530	FinArea	2530

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

060.A-0007-0010.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X19	A	AV	1923	28.16	T	40	102			3,200			3,200

More:	N	Total Yard Items:	3,200	Total Special Featues:		Total:	3,200